

Meeting Copy

AGENDA

STATE BUILDING COMMISSION MEETING

HOUSE HEARING ROOM 30

LEGISLATIVE PLAZA

MAY 13, 2010

11:00 A.M.

<u>DEPARTMENT</u>	<u>PAGE</u>
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SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

DEPARTMENT OF EDUCATION

TENNESSEE SCHOOL FOR THE DEAF, KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL to UTILIZE Best Value Alternative Delivery Method for **Codes Compliance – Phase 3** at Tennessee School for the Deaf, Knoxville, Tennessee.

Estimated Project Cost: **\$1,600,000.00**

Source of Funding:

07 G.O. Bonds-Capital Maint \$1,550,000.00

07/08 Current Funds-Capital Maint \$ 50,000.00

SBC Project No. 168/007-02-2007

The Best Value process will be employed to identify potential contractors who are skilled and experienced to perform sensitive construction work in various occupied buildings across the school campus.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

DEPARTMENT OF ENVIRONMENT AND CONSERVATION

REELFOOT LAKE STATE PARK, LAKE COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$1,331,318.00 to \$1,662,047.67 (\$330,729.67 increase) for **New Cabins** at Reelfoot Lake State Park, Lake County, Tennessee.

Revised Estimated Project Cost:	\$1,662,047.67		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
07 G.O. Bonds-Capital Outlay	\$ 765,000.00	\$ 0.00	\$ 765,000.00
Insurance Proceeds	<u>566,318.00</u>	<u>330,729.67</u>	<u>897,047.67</u>
TOTAL	\$1,331,318.00	\$330,729.67	\$1,662,047.67
SBC Project No.	126/084-01-2009		

The State's insurance carrier has assessed additional damage to the Reelfoot Lake Inn and has increased the payout to the State. The project proposes to increase the number of cabins to be constructed from six up to eight.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

DEPARTMENT OF CORRECTION

SOUTH CENTRAL CORRECTIONAL FACILITY, WAYNE COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in ESTIMATED PROJECT COST from \$74,687,000.00 to \$127,136,800.00 (\$52,449,800.00 increase) and APPROVAL of AMENDMENTS 1 and 2 to the contract for **Private Management and Operation** of the South Central Correctional Facility, Wayne County, as operated by Corrections Corporation of America.

Revised Estimated Project Cost:	\$127,136,800.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
Operating Funds	\$74,687,000.00	\$52,449,800.00	\$127,136,800.00
<i>SBC Project No.</i>	<i>142/018-01-2007</i>		

Amendment No. 1 will allow the contractor additional time to fill vacancies in security staff positions and clarification to Voluntary Buyout Program contract provisions. Amendment No. 2 exercises the State's option to renew the contract for an additional two year period. It extends the term through June 30, 2012 and adjusts the maximum liability accordingly.

WEST TENNESSEE STATE PENITENTIARY, LAUDERDALE COUNTY, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in SCOPE and FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$6,700,000.00 to \$10,500,000.00 (\$3,800,000.00 increase) for **Minimum Housing Expansion** at West Tennessee State Penitentiary, Lauderdale County, Tennessee.

Revised Estimated Project Cost:	\$10,500,000.00		
<u>Source of Funding:</u>	<u>Original</u>	<u>Increase</u>	<u>Revised</u>
06/07 Current Funds-Capital Outlay	\$1,000,000.00	\$ 0.00	\$ 1,000,000.00
06 G.O. Bonds-Capital Outlay	<u>5,700,000.00</u>	<u>3,800,000.00</u>	<u>9,500,000.00</u>
TOTAL	\$6,700,000.00	\$3,800,000.00	\$10,500,000.00
<i>SBC Project No.</i>	<i>142/022-01-2007</i>		

This increase allocates the balance of line item funding from the FY 06/07 budget. The increase is required due to the need to reconstruct the kitchen in lieu of renovation, relocation of the existing dining, replacement of existing HVAC equipment, controls, fire alarm system, controls and monitoring systems for a complete and integrated system with the new expansion and lightning protection.

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE, KNOXVILLE, TENNESSEE

- 1) Review of a request for APPROVAL to FULLY PLAN a project for **Volleyball & Indoor Track Facility** at the University of Tennessee, Knoxville, and SELECTION of a DESIGNER to plan the project.

Estimated Project Cost:	\$18,000,000.00
Estimated Planning Cost:	\$ 800,000.00
<u>Source of Planning Funds:</u>	Athletic Funds
<i>SBC Project No.</i>	<i>540/009-29-2010</i>

This project was disclosed as a line-item in the FY 08/09 budget and will provide a new facility for intercollegiate volleyball and an indoor track facility for track and field.

DISCUSSION OF BIDS

- 1) **University of Tennessee Knoxville**
(Cherokee Farms Infrastructure Improvements)
SBC Project No. 540/009-04-2007
Bid date: May 6, 2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

TENNESSEE BOARD OF REGENTS

Statewide

- 1) Review of a request for APPROVAL to SELECT STATEWIDE COMMISSIONING AGENTS, and ACKNOWLEDGMENT of SOURCE of FUNDING, for **Commissioning Agent Master Contracts** **Statewide**, based upon Proposals received March 16, 2010.

Estimated Project Cost:

\$150,000.00

Source of Funding:

92/93 Current Funds – Capital Maintenance (R)	3,967.78
95/96 Current Funds – Capital Maintenance (R)	10,103.96
98/99 Current Funds – Capital Maintenance (R)	10,928.26
01/02 Current Funds – Capital Outlay (R)	11,144.57
03/04 Current Funds – Capital Outlay (R)	13,855.43
Campus Plant Funds	100,000.00
	<u>150,000.00</u>

SBC Project No.

166/000-05-2009

The RFP was authorized in November 2009. The master contracts will be for a maximum of five years and will allow use by other state agencies under separate contracts. All services will be provided under separately approved, project specific, Work Order Agreements and will be funded through the individual construction projects served. Inclusion of reserves and campus funds provides for central office and institutional use of services within the scope of the consultant's contract but outside of the scope of an individual construction project. Three Commissioning Agents will be selected.

Middle Tennessee State University, Murfreesboro, Tennessee

- 1) Review of a request for APPROVAL of a PROJECT, ACKNOWLEDGMENT of SOURCE of FUNDING, and APPROVAL to ISSUE a REQUEST for PROPOSALS for a Construction Manager/General Contractor for **Parking Garage and Student Services** at **Middle Tennessee State University** in Murfreesboro, Tennessee, and SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:

\$39,500,000.00

Source of Funding:

Student Fees	8,000,000.00
TSSBA (Parking Fees)	<u>31,500,000.00</u>
	39,500,000.00

SBC Project No.

166/009-06-2010

Project will construct a 980 car parking deck and building space for administrative offices. Project was disclosed in the FY 09/10 budget cycle.

Tennessee State University, Nashville, Tennessee

- 1) Review of a request for APPROVAL of a CHANGE in SUBCONTRACTORS for
Power Plant Mechanical Update at
Tennessee State University in Nashville, Tennessee.

Estimated Project Cost:	\$ 3,110,000.00
<u>Source of Funding:</u>	
2004 G. O. Bonds – Capital Maintenance	3,000,000.00
04/05 Current Funds – Capital Maintenance	110,000.00
	<hr/>
	3,110,000.00

SBC Project No. 166/001-02-2004

Smith Seckman Reid is the designer for this project to replace a coal boiler with a new gas boiler and update supporting systems. The contractor for Phase 2, valued at \$837,892, is Dunbar Mechanical Contractors, LLC. Dunbar requests replacement of their Plumbing subcontractor, Gipson Mechanical Contractors, Inc., with Hornbuckle Plumbing with no change in contract sum or contract time. Lacking a firm bid from either, the contractor listed Gipson as the plumbing subcontractor using its own estimate. Gipson has stated that it cannot perform at the estimated price and willingly asks to withdraw from the work.

- 2) Review of a request for APPROVAL of a CHANGE in SUBCONTRACTORS for
Football Practice Facility at
Tennessee State University in Nashville, Tennessee.

Estimated Project Cost:	\$ 3,600,000.00
<u>Source of Funding:</u>	
TSSBA (student fees)	3,200,000.00
Student Fees	400,000.00
	<hr/>
	3,600,000.00

SBC Project No. 166/001-03-2007

Moody Nolan Ltd, Inc. is the designer for this practice facility. The contractor, Lee Adcock Construction Company, Inc., requests that the Mechanical subcontractor, Hobbs Services, LLC, be replaced with no change in contract sum or contract time. Due to the death of the owner, Hobbs Services is unable to enter into the intended subcontract.

University of Memphis, Memphis, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in, ESTIMATED PROJECT COST and FUNDING from \$4,940,000.00 to \$5,015,000.00 (a \$75,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Fume Hood Replacements** at the **University of Memphis** in Memphis, Tennessee.

Revised Estimated Project Cost:

\$ 5,015,000.00

Source of Funding:

	Existing	Increase	Revised
2002 G. O. Bonds – Capital Maint. (R)	193,659.07	0	193,659.07
2004 G. O. Bonds – Capital Maint.	4,400,000.00	0	4,400,000.00
00/01 Current Funds – Capital Maint. (R)	6,840.93	0	6,840.93
02/03 Current Funds – Capital Maint. (R)	50,000.00	0	50,000.00
04/05 Current Funds – Capital Maint.	160,000.00	0	160,000.00
Gifts (UoM Foundation)	129,500.00	0	129,500.00
Campus Plant Funds	0	75,000.00	75,000.00
	4,940,000.00	75,000.00	5,015,000.00

SBC Project No. 166/007-03-2004

Allen & Hoshall is designer of this project replacing out-dated fume hoods. The additional funds are for HVAC corrections in relation to the fume hood replacement in the animal surgical suite on the 4th floor of the Psychology Building.

- 2) Review of a request for APPROVAL to FULLY PLAN a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for **Robison Hall Renovation** at the **University of Memphis** in Memphis, Tennessee.

Estimated Project Cost:

\$4,850,000.00

Estimated Planning Cost:

\$ 300,000.00

Source of Funding:

	Existing	Increase	Revised
Campus Plant Funds	200,000.00	100,000.00	300,000.00

SBC Project No. 166/007-13-2009

Hnedak Bobo Group, Inc is the designer for these renovations. Additional funds are for full planning of the project.

Chattanooga State Community College, Chattanooga, Tennessee

- 1) Review of a request for APPROVAL of a REVISION in, ESTIMATED PROJECT COST and FUNDING from \$1,890,000.00 to \$2,190,000.00 (a \$300,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for

Athletic Fields Upgrade at

Chattanooga State Community College in Chattanooga, Tennessee.

Revised Estimated Project Cost:			\$2,190,000.00
<u>Source of Funding:</u>	<u>Existing</u>	<u>Increase</u>	<u>Revised</u>
TSSBA (User Fees)	1,625,000.00	0	1,625,000.00
Campus Plant Funds	265,000.00	300,000.00	565,000.00
	1,890,000.00	300,000.00	2,190,000.00

SBC Project No. 166/012-04-2008

TWH Architects, Inc. is the designer to demolish and build dugouts at the baseball field as well as build dressing rooms, restrooms, a concession stand and press box. The additional funds are to install lighting and irrigation to the baseball field.

Northeast State Community College, Blountville, Tennessee

- 1) Review of a request for a REVISION in ESTIMATED PROJECT COST, and FUNDING, from \$740,000.00 to \$825,000.00 (an \$85,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for

North Parking Lot Construction at

Northeast State Community College in Blountville, Tennessee, and

AUTHORIZATION to AWARD a Construction Contract to

Summers-Taylor, Inc. in the amount of \$731,200.00

based upon the Base Bid and two alternates received April 28, 2010.

Revised Estimated Project Cost			\$825,000.00
<u>Source of Funding:</u>	<u>Existing</u>	<u>Change</u>	<u>Revised</u>
Campus Plant Funds	740,000.00	85,000.00	825,000.00

SBC Project No. 166/038-03-2008

Shaw & Shanks Architects, P. C. is the designer for the project. Three bids were received with Summers-Taylor submitting the low bid. Project is for 306 parking spaces and the completion on the loop road.

- 2) Review of a request for APPROVAL of a PROJECT and ACKNOWLEDGMENT of SOURCE of FUNDING for

Boiler Replacements at

Northeast State Community College in Blountville, Tennessee, and

SELECTION of a DESIGNER to design and supervise the project.

Estimated Project Cost:	\$483,000.00
<u>Source of Funding:</u>	ARRA Funds
SBC Project No. 166/038-03-2010	

Project will replace 2 water boilers in the central energy plant. THEC approved this Special Opportunity Disclosure on April 13, 2010.

Walters State Community College, Morristown, Tennessee

- 1) Review of a request for a REVISION in ESTIMATED PROJECT COST, and FUNDING, from \$720,000.00 to \$805,000.00 (an \$85,000.00 increase) and ACKNOWLEDGEMENT of SOURCE of FUNDING for **Greenville Center Safety Corrections/Demolition** at **Walters State Community College** in Morristown, Tennessee.

Revised Estimated Project Cost:

Source of Funding:

Gifts (Walters State Foundations)

SBC Project No.

166/023-03-2008

Existing

720,000.00

Increase

85,000.00

\$805,000.00

Revised

805,000.00

J. L. Jacobs & Associates is the designer for this partial demolition with subsequent upgrades. The additional funds will be used for additional work due to unforeseen circumstances during the construction of the project.

East Tennessee State University, Johnson City, Tennessee

- 1) Review of a request for APPROVAL of a Master Plan Update at **East Tennessee State University** in Johnson City, Tennessee, as presented by Fisher + Associates.

Estimated Project Cost:

Source of Funding:

SBC Project No.

166/005-02-2005

\$300,000.00

Campus Plant Funds

A space utilization consultant assisted the designer with this update.

Discussion of Bids

- 1) **University of Memphis, Memphis**
(Music Building Stage Lift)
SBC Project No. 166/007-06-2009
Bid date: 04-28-2010
- 2) **Tennessee Technological University, Cookeville**
(Accessibility (ADA) adaptations)
SBC Project No. 166/011-05-1999
Bid date: 05-05-2010
- 3) **University of Memphis, Memphis**
(Parking Improvements)
SBC Project No. 166/007-07-2009
Bid date: 05-12-2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

DEPARTMENT OF FINANCE AND ADMINISTRATION

STATE LIBRARY AND ARCHIVES BUILDING, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL to UTILIZE the Best Value Alternative Delivery Method for **Roof Replacement** at State Library and Archives Building, Nashville, Tennessee.

Estimated Project Cost: **\$950,000.00**

Source of Funding:

Facilities Revolving Fund (501.04) \$250,000.00

09 G.O. Bonds-FRF \$700,000.00

SBC Project No. 529/043-02-2007

The Best Value process will be employed to identify potential contractors who are skilled and experienced in installing roofs and repairing stone on historical structures similar to the State Library & Archives, which has been recently placed on the National Historic Registry. The designer is Richard Rinks & Associates.

CLOVER BOTTOM MANSION, NASHVILLE, TENNESSEE

- 1) Review of a request for APPROVAL to UTILIZE the Best Value Alternative Delivery Method for **Exterior Renovation** at Clover Bottom Mansion, Nashville, Tennessee.

Estimated Project Cost: **\$600,000.00**

Source of Funding: Facilities Revolving Fund (501.04)

SBC Project No. 529/019-01-2007

The Best Value process will be employed to identify potential contractors who are skilled and experienced in exterior repairs similar to those needed at the historical Clover Bottom Mansion. The work includes extensive exterior wood repair, roofing, masonry restoration and painting. The designer is Centric Architecture.

SPECIAL ITEM

- 1) Discussion of emergency work on State buildings

DISCUSSION OF BIDS

- 1) **New Lick Creek Refuge**
(Workbase Building)
SBC Project No. 220/020-01-2008
Bid date: May 4, 1010

- 2) **Jackson Supreme Court Building**
(Mechanical Systems Upgrade)
SBC Project No. 523/073-01-2008
Bid date: May 5, 2010

SCHEDULE FOR STATE BUILDING COMMISSION MEETING

May 13, 2010

STATE BUILDING COMMISSION

MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) READING and APPROVAL of the Minutes of the State Building Commission meeting held on April 8, 2010.

REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- | | |
|---|---|
| 1) Tennessee State University
(Clement Hall Allied Health Renovations)
Change Order No. 13
Contract Amount: \$1,189,929.00
Change Order Amount: \$19,854.02
Change Order Percent: 1.67
Cumulative Percent 20.35
SBC Project No. 166/001-05-2005 | This adds fire dampers and chair rail; relocates lights and cabinets; modifies countertops, electrical, locker bases and copings. |
| 2) Austin Peay State University
(Morgan University Center Renovations)
Change Order No. 6
Contract Amount \$266,862.00
Change Order Amount: \$873.91
Change Order Percent: 0.33
Cumulative Percent 10.01
SBC Project No. 166/003-06-2007 | This adds a steel plate on both sides of stairs to close off unsafe gaps. |
| 3) University of Memphis
(Fume Hood Replacements)
Change Order No. 5
Contract Amount: \$153,508.00
Change Order Amount: \$1,505.40
Change Order Percent: 0.98
Cumulative Percent 14.64
SBC Project No. 166/007-03-2004 | This adds a supply duct. |
| 4) Tennessee Technological University
(Campus-wide Elevator Upgrades)
Change Order No. 4
Contract Amount: \$660,000.00
Change Order Amount: \$54,940.23
Change Order Percent: 8.32
Cumulative Percent 17.50
SBC Project No. 166/011-01-2007 | This adds alternate floor parking capability for all elevators during emergency recall operations as requested by the State Fire Marshal. |

- | | |
|--|--|
| <p>5) Motlow State Community College
 (Library Building)
 Change Order No. 11
 Contract Amount: \$1,416,526.00
 Change Order Amount: \$20,340.77
 Change Order Percent: 1.44
 Cumulative Percent 12.38
 SBC Project No. 166/021-01-1992</p> | <p>This adds several safety devices and revisions to finishes as requested by the State Fire Marshal.</p> |
| <p>6) Southwest TN Community College
 (Elevator Accessibility Corrections)
 Change Order No. 2
 Contract Amount: \$198,851.00
 Change Order Amount: \$7,506.27
 Change Order Percent: 3.77
 Cumulative Percent 11.89
 SBC Project No. 166/033-05-2005</p> | <p>This adds removal of a damages internal cab canopy and replacement with a similar new canopy, and addition of an internal partition wall.</p> |
| <p>7) University of Memphis
 (Recreation & Fitness Renovations)
 Change Order No. 5
 Contract Amount: \$479,000.00
 Change Order Amount: \$17,854.23
 Change Order Percent: 3.73
 Cumulative Percent 17.80
 SBC Project No. 166/007-03-2000</p> | <p>This adds new controls for the pool equipment, removal and replacement of worn electrical wiring and rusted conduit, and an ADA chair lift.</p> |
| <p>8) David Crockett State Park
 (New Cabins-Furnishings)
 Change Order No. 1
 Contract Amount: \$96,690.00
 Change Order Amount: \$26,607.35
 Change Order Percent: 27.52
 Cumulative Percent 27.52
 SBC Project No. 126/033-01-2006</p> | <p>This adds additional cabin furnishings within the scope of the project.</p> |
| <p>9) TDOT
 (Renovate Region 3 Offices/Garages)
 Change Order No. 7
 Contract Amount: \$1,795,080.00
 Change Order Amount: \$5,113.33
 Change Order Percent: .28
 Cumulative Percent 12.07
 SBC Project No. 247/000-01-2004</p> | <p>Install additional roof purlins on the metal canopy located at the Gallatin and McEwen locations to meet wind load requirements.</p> |

- 10) **TDOT** Replace damaged water line and damaged
(Renovate Region 3 Offices/Garages) oil/water separator tanks.
- | | |
|-----------------------|-----------------|
| Change Order No. | 8 |
| Contract Amount: | \$1,795,080.00 |
| Change Order Amount: | \$28,980.29 |
| Change Order Percent: | 1.69 |
| Cumulative Percent | 13.69 |
| SBC Project No. | 247/000-01-2004 |

DESIGNER SELECTION LIST

- 1) Review of a request for APPROVAL to REFER the designer selections to the Executive Subcommittee, with authority to act.

EXECUTIVE SUB-COMMITTEE REPORT

- 1) SUMMARY REPORT of final action taken at the State Building Commission Executive Subcommittee meeting held on March 22, 2009 (attached).

Subcommittee Action – March 22, 2010

Commissioner Goetz called the meeting to order at 10:35 a.m. and requested action on the following matters as presented by State Architect Michael A. Fitts.

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CONSENT AGENDA

Approved the following real property transactions that had been reviewed and recommended for approval by Subcommittee staff, with the exception of Items I and J, which were deferred for one month (see *action taken on lead sheets*):

- A. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- B. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- C. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- D. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- E. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- F. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- G. Agency: **University of Tennessee – Knox County**
Transaction: Acquisition in fee
- H. Agency: **University of Tennessee – Shelby County**
Transaction: Disposal by lease
- I. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver REM FEES
SC Action: Deferred one month
- J. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver REM FEES
SC Action: Deferred one month

- K. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
Provision: Waiver REM FEES
- L. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver REM FEES
- M. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver REM FEES
- N. Agency: **Tennessee Board of Regents – Shelby County**
Transaction: Acquisition in fee
Provision: Waiver REM FEES
- O. Agency: **Tennessee Board of Regents – Rutherford County**
Transaction: Acquisition in fee
- P. Agency: **Tennessee Wildlife Resources Agency – Cheatham County**
Transaction: Disposal by easement
Provision: Waiver advertisement & appraisals
- Q. Agency: **Department of Military – Gibson County**
Transaction: Disposal in fee
Provision: Waiver advertisements & appraisals
- R. Agency: **Department of Environment & Conservation – Henderson County**
Transaction: Acquisition in fee
Provision: Waiver advertisements & appraisals
- S. Agency: **Department of Environment & Conservation – Hardin County**
Transaction: Acquisition in fee
Provision: Waiver advertisement & appraisals
- T. Agency: **Department of Environment & Conservation – Hardin County**
Transaction: Acquisition in fee
Provision: Waiver advertisements & appraisals
- U. Agency: **Department of Environment & Conservation – Hardeman County**
Transaction: Acquisition in fee
Provision: Waiver advertisements & appraisals
- V. Agency: **Department of Labor & Workforce Development – Davidson County**
Transaction: Lease amendment
Provision: Waiver advertisement

- W. Agency: **Department of Labor & Workforce Development – Shelby County**
Transaction: Lease agreement
- X. Agency: **Department of Safety – Sumner County**
Transaction: Lease agreement
- Y. Agency: **Department of Human Services – Marion County**
Transaction: Lease agreement
- Z. Agency: **Department of Revenue – New York County**
Transaction: Lease agreement
- AA. Agency: **Department of Finance & Administration – Davidson County**
Transaction: Lease agreement
Provision: Waiver advertisement
- BB. Agency: **Military Department – Davidson County**
Transaction: Demolition/Disposal – Building 160 at Houston Barracks
SBC No: 361/067-01-2010

DEPARTMENT OF ENVIRONMENT & CONSERVATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Henderson County – 40 +/- acres – Parker’s Crossroads Civil War Battlefield, Rock Springs Road / Hwy 22, Parkers Crossroads, TN – Trans. No. 10-02-003 (Baugh)**

SC Action: 03-22-10. At the Agency’s request, the transaction was deferred.

DEPARTMENT OF FINANCE & ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property and WAIVER of ADVERTISEMENT as required by TCA 12-2-115:

Location: **Davidson County – Superintendant’s Residence, 1292 Foster Avenue, Nashville, TN – Trans. No. 10-03-902 (King)**

SC Action: 03-22-10. Bob King presented the transaction. Subcommittee approved the request as presented.

DEPARTMENT OF CORRECTION

BLEDSON COUNTY CORRECTIONAL COMPLEX, PIKEVILLE, TENNESSEE

- 1) Commissioner Gayle Ray presented a request for approval of a grant in the amount of \$1,500,000.00 to the Town of Spring City for the Bledson County Correctional Complex project in Pikeville, Tennessee. She said that their Department is negotiating long term rates that should recoup the State's \$1.5 million investment. Comptroller Wilson said he understood that the grant will refer to an operating agreement, and that the operating agreement has not been negotiated. Greg Steck, Real Property Administration, responded that the contract has been negotiated, but still needs the approval of the Spring City Board. Secretary Hargett asked about the number of water taps, saying that they can be pretty competitive and he wanted to make sure the right criteria was set. Mr. Steck responded that the Department of Correction will have the opportunity to review all tap requests. Commissioner Goetz asked if this will affect Taft Youth Center and Fall Creek Falls State Park. Mr. Steck replied that, once they come off the Taft water treatment plant, the water will then be available to other users in the Upper Cumberland region and to Fall Creek Falls. Commissioner Goetz made a motion to approve the grant, contingent upon the Town of Spring City's approval. His motion was seconded, and passed without objection.

Estimated Project Cost: \$208,000,000.00
SBC Project No. 142/013-02-2004

STATE BUILDING COMMISSION

MINUTES OF EXECUTIVE SUBCOMMITTEE MEETING

- 1) Approved the Minutes of the Executive Subcommittee meeting held on February 22, 2010.

DESIGNER SELECTIONS

- 1) Approved the following designer selections for projects approved at the March 11 SBC meeting.

11) **Department of Transportation**
(Bridge Inspection Building)
Estimated Project Cost: \$225,000.00
SBC Project No. 242/010-01-2010
Designer: **UPLAND DESIGN GROUP**

12) **DeBerry Special Needs Facility**
(Hot Water Heaters Replacement)
Estimated Project Cost: \$1,100,000.00
SBC Project No. 142/011-01-2010
Designer: **JACK FREEMAN / NEVILLE
ENGINEERING, JOINT VENTURE**

- 13) **Department of Correction – Statewide**
(Water Storage Tank Repairs & Maintenance)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 140/001-01-2010
Designer: **TLM ASSOCIATES**
- 14) **Mark Luttrell Correctional Center**
(Food Service Equipment Repair/Replacement)
Estimated Project Cost: \$560,000.00
SBC Project No. 140/005-01-2010
Designer: **EVANS TAYLOR FOSTER CHILDRESS**
- 15) **University of Tennessee Martin**
(University Center Improvements)
Estimated Project Cost: \$1,000,000.00
SBC Project No. 540/011-02-2010
Designer: **TLM ASSOCIATES**
- 16) **Austin Peay State University**
(Campus Fiber Loop Installation)
Estimated Project Cost: \$150,000.00
SBC Project No. 166/003-06-2010
Designer: **KURZYNSKE & ASSOCIATES**
- 17) **Chattanooga State Community College**
(IMC Building Upgrades and Corrections)
Estimated Project Cost: \$520,000.00
SBC Project No. 166/012-01-2010
Designer: **UPLAND DESIGN GROUP**
- 18) **Pellissippi State Community College**
(Roof Replacements and Exterior Repairs)
Estimated Project Cost: \$1,420,000.00
SBC Project No. 166/032-01-2010
Designer: **BARBER MCMURRY**
- 19) **Pellissippi State Community College**
(Hardin Valley HVAC Upgrades)
Estimated Project Cost: \$100,000.00
SBC Project No. 166/032-02-2010
Designer: **FACILITY SYSTEMS**
- 20) **Pellissippi State Community College**
(Magnolia Campus Renovations)
Estimated Project Cost: \$500,000.00
SBC Project No. 166/032-03-2010
Designer: **COMMUNITY TECTONICS**
- 21) **Pellissippi State Community College**
(McWherter HVAC and Fire System Upgrades)
Estimated Project Cost: \$215,000.00
SBC Project No. 166/032-04-2010
Designer: **KELSO REGEN ASSOCIATES**
- 22) **Pellissippi State Community College**
(McWherter Lab Renovations)
Estimated Project Cost: \$425,000.00
SBC Project No. 166/032-05-2010
Designer: **STUDIO 4 DESIGN**
- 23) **West TN Megasite – Haywood County**
(Water & Wastewater Infrastructure Development)
Estimated Project Cost: \$615,000.00
SBC Project No. 529/000-02-2010
Designer: **SSOE, INC.**